067.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	712,900 / 712,900
					USE VALUE:	712,900 / 712,900
					ASSESSED:	712,900 / 712,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ICYDA ROSS
Owner 2:	HADDAD ELIZABETH
Owner 3:	
Street 1:	95 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CANTY KATHLEEN L/ LIFE ESTATE -
Owner 2:	-
Street 1:	95 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,491 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Aluminum Exterior and 1514 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7491.000	261,600		451,300	712,900
Total Card	0.172	261,600		451,300	712,900
Total Parcel	0.172	261,600		451,300	712,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.87 | /Parcel: 470.8

Legal Description

User Acct 42732

GIS Ref

GIS Ref

Insp Date 11/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.0-0001-0008.0

!5714!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,600	0	7,491.	451,300	712,900	712,900	Year End Roll	12/18/2019
2019	101	FV	207,300	0	7,491.	419,100	626,400	626,400	Year End Roll	1/3/2019
2018	101	FV	207,300	0	7,491.	419,100	626,400	626,400	Year End Roll	12/20/2017
2017	101	FV	207,300	0	7,491.	367,500	574,800	574,800	Year End Roll	1/3/2017
2016	101	FV	207,300	0	7,491.	335,300	542,600	542,600	Year End	1/4/2016
2015	101	FV	202,300	0	7,491.	296,600	498,900	498,900	Year End Roll	12/11/2014
2014	101	FV	202,300	0	7,491.	280,500	482,800	482,800	Year End Roll	12/16/2013
2013	101	FV	202,300	0	7,491.	266,900	469,200	469,200		12/13/2012

PRINT

Date	Time
12/10/20	20:33:39

LAST REV

Date	Time
12/08/20	09:08:53
mmcmakin	
5714	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANTY KATHLEEN	76241-160	1	11/23/2020		687,280	No	No		
CANTY KATHLEEN	71765-393	1	10/19/2018	Convenience	1	No	No		Kathleen S Canty dod 3/30/2020
	10359-479		9/17/1963		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/16/2015	744	Redo Kit	19,500					
10/20/1994	560	Manual	3,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
12/7/2008	Meas/Inspect	189	PATRIOT
10/6/1999	Meas/Inspect	163	PATRIOT
7/30/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42732
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7491		Sq. Ft.	Site		0	70.	0.86	12									451,310						451,300	

Total AC/HA:	0.17197	Total SF/SM:	7491	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	451,310	Spl Credit		Total:	451,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34352708
Const Adj.:	0.99386066
Adj $ / SQ:	166.910
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379131
Depreciation:	117531
Depreciated Total:	261600

COMMENTS

SCUTTLE. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

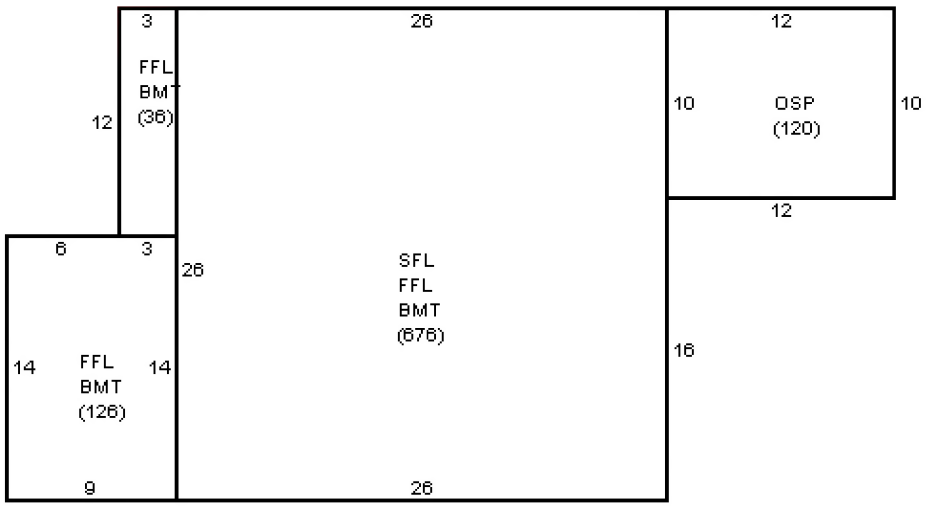
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.91
Special Features:	0	Val/Su Net:	105.83
Final Total:	261600	Val/Su SzAd	172.79

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	838	50.070	41,961
FFL	First Floor	838	166.910	139,870
SFL	Second Floor	676	166.910	112,831
OSP	Screen Porch	120	33.070	3,968

Net Sketched Area:	2,472			Total:	298,630
Size Ad	1514	Gross Are	2472	FinArea	1514

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	